

NO on 10

Californians Against Initiative Fraud

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May 2, 1980

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Dear City Clerk,

We would like to request the City Council to take a position on Proposition 10, the "Rent" proposition on the June 3 ballot. We are requesting that the item be placed on the May 20 Council agenda. We will be supplying to your office a copy of the resolution for which we are seeking the Council's endorsement.

Thank-you for attention to this matter. If there are any questions, please direct them to this office.

Sincerely,

Susan Harrigan

Susan Harrigan, Sacramento Representative

FILED

By the City Council
Office of the City Clerk

Cont 40
5-20-80
MAY 13 1980

APPROVED
BY THE CITY COUNCIL

MAY 20 1980

OFFICE OF THE
CITY CLERK

Mtn. adv.
in opposition
to Prop. 10



Sacramento Apartment Association, Inc.

1330 - 21 STREET, SUITE 202 • SACRAMENTO, CALIFORNIA 95814 • (916) 443-5977

May 20, 1980

TO: Honorable Members of the Sacramento City Council
FROM: Sacramento Apartment Association
Betty Gwiazdon, Executive Vice President
SUBJECT: PROPOSITION 10

Although, through various press conferences some members of the Council have voiced their direct opposition to Proposition 10, it is important that some facts rather than fantasy be expressed regarding the issues contained in Proposition 10.

The Proposition is properly described as Fair Rent Standards.

Allegations that the Proposition is Fraud, that it is intended to help only the wealthy landlord, that it provides no protection for the residents, that it exempts single family homes, and that it sunsets in four years are all statements which deserve a direct answer.

Fraud is an easy word to throw around, and it has been thrown out of court on December 11, 1979 in the Superior Court of California, County of San Joaquin. Wherever allegations of fraud have been made there is no substance to the charge and three different District Attorneys have announced there was no intentional act of misrepresentation on the part of the campaign.

The misunderstanding came from the Attorney General's office titling the initiative "Rent Control", when in fact it was intended to be "Fair Rent Standards". The title was later changed to "Rent". If it had been realized in time the Campaign for Proposition 10 would have petitioned for a name change.

The allegation that it is a "windfall" for the wealthy landlord is simply a misleading statement which the opponents utilize to confuse the public. It is true that money has been received from the larger developers, a defensive mechanism which has cost a great deal to protect their rights to build and maintain housing, it is tragic that this money could not have been used to continue to build the needed housing rather than being utilized to save their investment from rent controls. A high percentage of the money being used to finance the campaign is coming from small donations from hundreds and hundreds of small investors.

The allegation that it provides no protection for the residents is totally false. The resident is protected from retaliatory eviction, and the local community can set a fine for the landlord who is found to be guilty of retaliation. The California laws protecting renters are some of the most forceful in the nation, and the Proposition would have no bearing on them as they are presently written. The Proposition also provides for a Grievance Commission whereby it would be determined if a rent increase over the cost of the Consumer Price Index was justified. The CPI is used for all labor negotiations, social security bene-

fits etc, and is considered the most fair basis...and it is important to remember that the average rent increase has always been far below the CPI.

The statement that it exempts all single family home is consistent with all rent control ordinances which have been introduced by the opponents of Proposition 10.

The sunset clause of four years was purposely written into the Proposition so that a community could reassess its needs after that time, and it is two years longer than the sunset provision which the opponents supported in AB 450, and their objection is unusual to say the least that there is an additional 2 years provided under Proposition 10.

There has been an allegation that Proposition 10 would affect zoning laws as they apply to low and moderate income, and this can only be construed as an illusion on their part.

Proposition 10 is patterned after the very successful Stanford Plan in Connecticut, which has been in effect since the late 1960's...a proven track record for the success of the concept.

Lately, Howard Jarvis has not been exactly the image of the friend of the people in some of his press conferences, however, the opponents of Proposition 10 have indicated that Jarvis has changed his mind and now is against Prop 10....again, not true. The attached copy of a letter to the Editor of the Los Angeles Herald Examiner not only states why he is for Proposition 10, it also states that he was not consulted nor is he connected with the Housing Group which is sponsoring Prop 10.

If the concern of the Council is to find a way to provide housing for the people of Sacramento City and County, then I urge you to realize that the fate of the state of California housing is what we are discussing in Proposition 10, and personal views are respected, but as responsible elected officials it is important to realize that what has destroyed housing in the southern and northern sections of California will spilloff and eventually affect Sacramento.

In closing I would like to read two quotes:

Tom Hayden, Campaign for Economic Democracy, supporter of C.H.A.I.N., both of whom are actively campaigning against Proposition 10:

From "TRIAL", Tom Hayden..."The general goals of American revolutionaries are not too difficult to state. We want to abolish a private property system....."

Patricia Roberts Harris, former secretary of the US department of Housing and Urban Development, now Secretary of Health, Education and Welfare as quoted from the Christian Science Monitor...

"Rent control makes it 'very difficult to persuade anybody to build' new apartments. She is concerned about the spread of rent control to more communities in the United States. Harris refused to answer questions on rent control during her years in the Housing Department. In^{an} interview acknowledged that when there is a risk of rent control's limiting the income from apartments, builders may prefer to invest their money elsewhere. Secretary Harris advocates subsidies to renters as an alternative to rent control...Her successor has not felt any such constraint, Moon Landrieu the new secretary, has already spoken out two or three times against rent control. He has also criticized new municipal laws that would limit or prohibit the conversion of rental apartments to condominiums."

A NO VOTE ON TEN CAN ONLY BE INTERPRETED AS A VOTE TO DESTROY PRIVATE RENTAL HOUSING BY THE PRIVATE INVESTOR IN CALIFORNIA.

Los ANGELES HERALD EXAMINER

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LETTERS TO THE EDITOR

Howard Jarvis: 'No, I did *not* author Prop. 10, but we sure do need it'

Re your editorial of April 10 on Proposition 10 and your comment that I am the public relations "poo-bah" of the apartment industry: First, I did not write, nor was I ever consulted, about Proposition 10. It was produced by the California Housing Group, of which I am not connected or affiliated.

Next, when I first saw the amendment I said "if I had been consulted I would have advised that it say 'an amendment to abolish rent control.'"

Re a letter that went out under my name, the opponents of 10 stated in the Los Angeles Times that "Jarvis was the only proponent of 10 who told the truth."

The reason I am for 10 is because the

various rent-control ordinances now in effect in Los Angeles, Santa Monica, etc. are far more vicious and damaging to our people than the proposed amendment would be.

Rent-control laws have been enacted in many cities and states that have never passed a Proposition 13.

A subcommittee of the U.S. Senate, chaired by Sen. Thomas Eagleton (D-Mo.), after a two-year study, issued a report which said "the enactment of rent control hurt the people (renters) it was supposed to help more than it helped them."

HOWARD JARVIS
Los Angeles

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- California Apartment Association
- * California Association of Realtors
- California Housing Council
- Western Mobilehome Association
- * California Mortgage Bankers Association
- California Building Industry Association
- California Business Properties Association
- Electrical Contractors of California/Nevada
- Airconditioning and Refrigeration Contractors Association
- Roofing Contractors Association
- Western Building Materials and Dealers Association
- California Chamber of Commerce
- * County Supervisors Association of California
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- * California Taxpayers Association
- * The Central City Association of Los Angeles

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- Long Beach Chamber of Commerce
- California Business Properties Association -El Segundo
- Apartment Association of Orange County
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- Sacramento Metropolitan Chamber of Commerce
- * Oxnard Harbor Board of Realtors, Inc.
- * Conejo Valley Board of Realtors, Inc.
- * The Board of Directors of the Ventura Board of Realtors
- * Residential Builders Association of San Francisco

May 21, 1980

Ms. Susan Harrigan
No on 10
1107 - 9th Street, Suite 1017
Sacramento CA 95814

Dear Ms. Harrigan:

The Sacramento City Council in regular session on May 20, 1980 adopted a motion opposing Proposition 10..

Sincerely,

Lorraine Magana
City Clerk

LM:am